

WARRANTY DEED

Frederick K. Cunningham and Cheryl A. Cunningham, husband and wife, GRANTORS, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Kenneth Tyler Cunningham, a married person as his sole and separate property, GRANTEE, whose address is 1511 Mydand #62 Sheridan, WY 82801 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 15 day of May, 2024

Frederick K. Cunningham
Frederick K. Cunningham

Cheryl A. Cunningham
Cheryl A. Cunningham

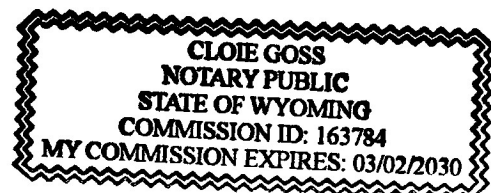
STATE OF WYOMING)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 15 day of May, 2024 by Frederick K. Cunningham.

WITNESS my hand and official seal.

Chloe Goss
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 3/2/30





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FEES: \$24.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING

COUNTY OF Sheridan

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)ss.
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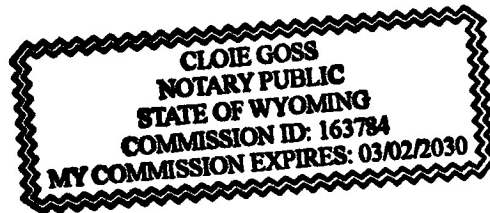
This instrument was acknowledged before me on the 15 day of May, 2024
by Cheryl A. Cunningham.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My Commission expires: 312130



RANDALL ENGINEERING SURVEYS

722 Monte Vista
Sheridan, Wyoming 82801
Phone 307-672-6003
Fax 307-672-6003

October 21, 2019

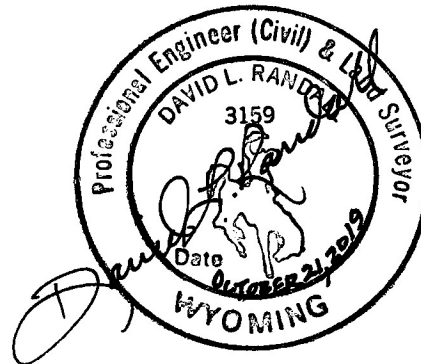
Fredrick K. and Cheryl A. Cunningham
15 Cattail Lane
Sheridan, Wyoming 82801

Re: Description of 5 Acre Tract of Land Proposed to be Separated under the Family Exemption to the Subdivision Regulations of Sheridan County, Wyoming.

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; this tract also being a part of Tract 25 of the unofficial subdivision of Metz Big Horn Ranch, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N 60°54'39" W a distance of 2,645.25 feet from the South $\frac{1}{4}$ Corner of said Section 22; thence N 89°38' E for a distance of 465.34 feet; thence S 0°06' W for a distance of 375.57 feet; thence S 68°01' W for a distance of 502.16 feet; thence N 0°06' E for a distance of 560.57 feet to the point of beginning.

Said tract of land contains 5.00 Acres.



AFFIDAVIT OF FAMILY SUBDIVISION

NOTICE: THE FAMILY SUBDIVISION EXEMPTION SUBSTANTIALLY LIMITS YOUR USE OF THE LAND BEING CONVEYED AND YOUR ABILITY TO CONVEY THE LAND IN THE FUTURE. PLEASE READ THIS CAREFULLY.

STATE OF WYOMING)
)ss.

COUNTY OF Sheridan
I/We, Cheryl A. Cunningham & Frederick K. Cunningham, Grantor(s), and
Kenneth Tyler Cunningham, Grantee(s), having been
first duly sworn upon oath do hereby state and affirm as follows:

NO EVASION: This division is NOT for the purpose of evading any part of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming*, and NOT for short-term investment or for resale after division to persons outside of the Grantor(s) immediate family.

NOT IN A PLATTED SUBDIVISION: This division is not located within a platted subdivision.

SINGLE GIFT OR SALE: The Grantee(s) has/have NOT previously received title to any other parcel created by virtue of the family exemption of W.S. 18-5-303(a)(i).

IMMEDIATE FAMILY MEMBER(S): All Grantees are either a natural or adopted child, stepchild, spouse, sibling, grandchild, grandparent or parent of all Grantors who are the current owners of record of the property being divided.

HOUSING, BUSINESS OR AGRICULTURAL NEEDS: Pursuant to W.S. 18-5-303(a)(i)(B), the purpose of this division is to provide a parcel to the Grantee(s) for the housing, business, or agricultural needs of the Grantee(s). Failure of the Grantee(s) to use the parcel for these purposes will constitute a violation of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* upon resale or attempted resale of the parcel.

GRANTOR TITLE: The subject parcel has been titled in the name of the Grantor(s) for a combined period of not less than five (5) years for land titled before February 27, 2019, or ten (10) years for land titled on or after February 27, 2019 prior to this division.

GRANTEE TITLE: The Grantee(s) will retain title to this parcel for at least five (5) years, or for not less than one (1) year if the parcel was created before February 27, 2019, except in the case of involuntary transfer as defined by W.S. § 18-5-303(a)(i)(C). Retention of the parcel for longer than required does not relieve the grantee of complying with other family exemption requirements.

ACREAGE FOR REDIVISION: The subject parcel is not being created from a parcel that was itself created by family exemption; or if it is, the newly created parcel is five acres or larger after re-division.

COMPLIANCE WITH RULES AND REGULATIONS: This division complies with all provisions of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* governing family divisions. The Grantor(s) and Grantee(s) acknowledge that failure to comply with these provisions, now or in the future, constitutes a violation punishable upon

conviction by a fine of not more than five hundred dollars (\$500.00) or imprisonment in a county jail for not more than thirty (30) days or both. Each day of violation constitutes a new offense. In addition, to correct the violation the County will require you to obtain a subdivision permit before the parcel may be resold.

TRUE COPY OF DEED: The attached deed from Grantor(s) to Grantee(s) dated May 15th, 2024, is the subject of this affidavit and is a true and accurate copy of the instrument that will be duly executed and recorded with this affidavit.

The grantor(s) and grantee(s) have read and understand this affidavit.

<u>Cheryl A. Cunningham</u> (Signature)	<u>[Signature]</u> (Signature)
<u>Cheryl A. Cunningham</u> (Print) Grantor	<u>Kenneth Tyler Cunningham</u> (Print) Grantee
<u>Frederick Cunningham</u> (Signature)	<u>[Signature]</u> (Signature)
<u>FREDERICK CUNNINGHAM</u> (Print) Grantor	<u>[Signature]</u> (Print) Grantee

THIS AFFIDAVIT MUST BE SIGNED AND SWORN TO BY ALL CURRENT RECORD OWNERS OF THE LAND BEING SUBDIVIDED AND BY ALL GRANTEE(S), AND ALL BLANKS MUST BE COMPLETED.

ACKNOWLEDGMENT

STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

The following instrument was acknowledged before me by Cheryl A. Cunningham, Frederick Cunningham, Kenneth Tyler Cunningham,
this 15th day of may 2024
Witness my hand and official seal.

[Signature]
Notary Public
My Commission Expires: 3/2/2030

